

**INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
DEPARTMENT OF METROPOLITAN DEVELOPMENT**

Agenda

Wednesday, March 4, 2015

5:30 P.M.

**2nd Floor, Public Assembly Room, City-County Building
200 E. Washington St., Indianapolis, Indiana**

BUSINESS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

Approval of September 3, 2014 Minutes

III. OLD BUSINESS

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| 2014-COA-584 (CAMA) (Cont'd from 1/7/15 & 2/4/15 IHPC Hearings) | 718 & 720 N. COLLEGE AVE. ZINK ARCHITECTURE & DEVELOPMENT, LLC BY ADAM COBB, ICE MILLER LLP & JOHN BENNETT, JT DESIGNERS Approval of final plans and materials for all alterations to the exterior of the building, roof top deck, and site improvements including the courtyard. | 5 |
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IV. NEW BUSINESS

None.

PUBLIC HEARING

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

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| 2014-COA-112 (RP) 2014-VHP-033 (Cont'd from 10/8/14, 11/5/14, 11/11/14, 12/3/14, & 1/7/15 IHPC Hearings) | <p>(Request to continue to April 1st IHPC Hearing)</p> 806 – 826 DR. MARTIN LUTHER KING, JR. ST. CROSSROADS DEVELOPMENT AND CONSULTING COMPANY, LLC Construct 18-unit multifamily building. Variances of Development Standards of the D-8 Zoning Ordinance for: 1.) More floor area ratio (FAR) than required (.600 max/.950 provided). 2.) Less open space ratio (OSR) than required (1.180 min./.920 provided). 3.) Less livability space ratio (LSR) than required (.660 min./.644 provided). 4.) Less major livability space ratio (MLSR) than required (.110 min./.062 provided). 5.) Reduce required front yard setback. 6.) Allow trash to be accessed from public alley. | 36 |
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- 7.) Reduced screening and landscaping.
- 8.) Permit parking area to have deficient maneuvering.
- 9.) Permit maneuvering in right-of-way.

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| 2014-COA-498 (CAMA) Part B 2014-VHP-036 (Cont'd from 11/5/14, 11/11/14, 12/3/14, 1/7/15, & 2/4/15 IHPH Hearings) | 416 E. NORTH ST. (Request to continue to April 1 st IHPH Hearing) NDZA, INC FOR ZION EVANGELICAL CHURCH 1.) Retrofit existing sign with an EVMS face. 2.) Variances of Development Standards to allow an existing church sign to be retrofitted with an EVMS face and to allow a sign in the public right-of-way. | 37 |
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VI. EXPEDITED CASES-NO DISCUSSION (Unless Requested)

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| 2015-COA-017 (HMP) | 1621 N. ALABAMA ST. THE REDEVELOPMENT GROUP Construct a 2-story, single-family house with detached 2-car garage. | 38 |
| 2015-COA-027 (CH) | 629 DORMAN ST. (AKA 633 DORMAN ST.) SHANNON SAMSON Construct 2-story, single family house. | 46 |

VII. APPLICATIONS TO BE HEARD -CONTINUED

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| 2014-COA-353 (LS) 2014-VHP-026 (Cont'd from 9/3/14, 11/5/14, 1/7/15, & 2/4/15 IHPH Hearings) | 511 LEON ST. DAN JACOBS BY NDZA, INC. Construct a parking lot and include fencing, landscaping, gated entrance with common driveway. Construct a three story multifamily housing development with onsite parking. Variance of Development Standards of the CBD2 Zoning Ordinance to allow less setback than required from the N., S., & E. lot lines. (at least 10 ft. required/ or no setback.) | 53 |
| 2014-COA-409 (CH) PART A 2014-VHP-028 (Cont'd from 10/1/14, 11/5/14, 11/11/14, 1/7/15, & 2/4/15 IHPH Hearings) | 1000 E. 9TH ST. JIM LINGENFELTER 1.) Construct addition to existing commercial building. 2.) Repair windows, roof and masonry on existing building. 3.) Enlarge overhead opening on S. side of existing building. 4.) Variance of Use of the I-3-U Zoning Ordinance to allow car sales. | 64 |
| 2015-COA-001 (WD) (Cont'd from 2//15 IHPH Hearing) | 49 W. MARYLAND ST. JAY WILLIAMS WITH DINOSAUR BBQ BY NDZA, INC. 1.) Install a sidewalk cafe with railing and planters. 2.) Install new windows and doors in existing openings 3.) Install wall signs and graphics, a canopy sign, and a sign on an existing blade sign. 4.) Replace two short individual storefront canopies with a single, long canopy. | 81 |

- 5.) ~~Apply painted graphics on unpainted masonry.~~
- 6.) Install new light fixtures.

VIII. APPLICATIONS TO BE HEARD - NEW

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| 2015-COA-029 (LS) 2015-ZON-005 | 437 E. NEW YORK ST. NDZA, INC. Rezone subject site from I-3-U to CBD-2. | 100 |
| 2015-COA-031 (ONS) | 1558-1564 BROADWAY ST. JEFFREY MORRISON Construct a 2-story, single-family house with detached, 2- story, 4-car garage. | 106 |
| 2015-COA-032 (ONS) | 1535 N. PARK AVE. JACOB GRIFFIN 1.) Enclose existing N. façade porch to create mudroom addition. 2.) Construct breezeway from garage to new addition. | 125 |
| 2015-COA-033 (WP) 2015-VHP-002 | 992-994 WOODRUFF PLACE EAST DR. (INCLUDES 1835 E. 10TH ST.) DAVE GIBSON, A3 DESIGN Variance of Use and Development Standards of the D-5 Zoning Ordinance to allow: 1.) Variance of Use to establish a three-family residence. 2.) Variance of Development Standards to reduce parking requirement (zero spaces provided, three required.) | 131 |
| 2015-COA-034 (ONS) 2015-VHP-003 | 1305-09 N. CENTRAL AVE. MILHAUS DEVELOPMENT, LLC Construction of 6 multi-family townhouses with garages. Variance of Development Standards to allow construction of a multifamily development with: 1.) Floor Area Ratio of .86 when a maximum of .600 is allowed. 2.) Open Space Ratio of .77 when a minimum of 1.180 is required. 3.) Livability Space Ratio of .61 when a minimum of 0.110 is required. | 153 |
| 2015-COA035 (CMB) 2015-VHP-004 | 11500 & 11524 E. WASHINGTON ST. JASON A. MCNIEL, ESQ./ICE MILLER, LLP Work to be done at: <u>11524 E. Washington St. (Zoned C3)</u> 1.) Construct new addition on W. side of building. 2.) Alterations to building. 3.) Landscaping, lighting and dumpster enclosure. 4.) New ground sign and wall signage. Variance of Development Standards to allow: 1.) A dumpster to face a protected district and within the required transitional yard. 2.) A parking lot in the required front yard (facing Washington St.) and with | 169 |

- less required landscaping and screening.
- 3.) A reduction in the 22 ft. side transitional yard (facing “unnamed” private driveway) and with less required landscaping and screening.
 - 4.) A reduction in the 22 ft. east side transitional yard and for maneuvering and less required landscaping and screening.
 - 5.) A reduction in the 22 ft. rear transitional yard (facing PK-1 Site) and with less required landscaping and screening.

11500 E. Washington St. (Zoned PK1)

Construct loading area.

Variances of Use to allow a loading area for use by the commercial building at 11524 E. Washington St.

Variance of Development Standards to allow an unscreened/landscaped loading area abutting a protected district.

IX. APPLICATIONS TO BE HEARD- WORK STARTED WITHOUT APPROVAL

2014-COA-515 (IRV)

(Cont'd from 12/3/14 7
2/4/15 IHPC Hearings)

5954 DEWEY AVE.

DIANA MCCLURE

Retain vinyl windows installed without a COA.

195

X. PRELIMINARY REVIEW

None.

XI. CLOSING BUSINESS

Approval of Temporary Structures – Policy Review

XII. ADJOURNMENT